

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED SADDLEBACK MARKETING, LLC., BEING THE OWNERS OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE N1/2 OF SECTION 19, T2N, R67W OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE N89°58'18"W, 525.50 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 19;

THENCE S00°01'42"W, 130.75 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 31.41 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA OF 89°58'18" AND A CHORD THAT BEARS S44°59'09"E, 28.28 FEET;

THENCE S00°00'00"E, 428.06 FEET;

THENCE ALONG A CURVE TO THE RIGHT 75.44 FEET, SAID CURVE HAVING A RADIUS OF 121.00 FEET, A DELTA OF 35°43'15" AND A CHORD THAT BEARS S17°51'37"W, 74.22 FEET;

THENCE ALONG A COMPOUND CURVE TO THE RIGHT 46.35 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA OF 88°31'24" AND A CHORD THAT BEARS S79°58'57"W, 41.88 FEET;

THENCE S34°14'39"W, 58.00 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 215.08 FEET, SAID CURVE HAVING A RADIUS OF 221.00 FEET, A DELTA OF 55°45'21" AND A CHORD THAT BEARS S27°52'41"E, 206.67 FEET;

THENCE S00°00'00"E, 274.14 FEET;

THENCE ALONG A CURVE TO THE RIGHT 52.97 FEET, SAID CURVE HAVING A RADIUS OF 121.00 FEET, A DELTA OF 25°04'50" AND A CHORD THAT BEARS S12°32'25"W, 52.54 FEET;

THENCE S25°04'50"W, 116.74 FEET;

THENCE S70°41'54"W, 50.07 FEET;

THENCE S34°27'54"W, 71.74 FEET TO THE NORTHERLY LINE OF PARCEL E OF SADDLEBACK GOLF COURSE CONVEYED TO COAL RIDGE MANAGEMENT, INC. AS DESCRIBED IN BARGAIN AND SALE DEED RECORDED DECEMBER 13, 2000, AS RECEPTION NO. 2813046 OF THE RECORDS OF WELD COUNTY, COLORADO;

THE FOLLOWING COURSE IS ALONG THE NORTHERLY LINE OF SAID PARCEL E OF SADDLEBACK GOLF COURSE:

THENCE S57°55'19"E, 205.77 FEET TO THE NORTHERLY LINE OF PARCEL A OF SADDLEBACK GOLF COURSE AS DESCRIBED AT SAID RECEPTION NO. 2813046;

THE FOLLOWING COURSES ARE ALONG THE NORTHERLY LINE OF SAID PARCEL A OF SADDLEBACK GOLF COURSE:

THENCE S85°49'08"E, 415.95 FEET;

THENCE N88°08'30"E, 154.74 FEET AT RIGHT ANGLES FROM THE EAST LINE OF THE NE1/4 OF SAID SECTION 19 TO THE EAST LINE OF THE NE1/4 OF SAID SECTION 19;

THENCE LEAVING THE NORTHERLY LINE OF SAID PARCEL A OF SADDLEBACK GOLF COURSE, N01°31'30"W, 1669.50 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 19 TO THE NORTHEAST CORNER OF SAID SECTION 19, THE POINT OF BEGINNING.

CONTAINING 20.36 ACRES MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF SADDLEBACK FIRST FILING, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES, OUTLOTS C AND P, AND OTHER PUBLIC PLACES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, AND OTHER SERVING PUBLIC ENTITIES AND HOME OWNERS ASSOCIATION OWNED AND MAINTAINED OPEN SPACE AND/OR QUEST COMMUNICATIONS, INC. WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QUEST COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:  
SADDLEBACK MARKETING, LLC.

BY: AL D. SCHNABEL, MANAGING MEMBER

NOTARIAL CERTIFICATE:

STATE OF COLORADO )  
Boulder ) SS  
COUNTY OF WELD )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF OCTOBER, 2004.

BY AL D. SCHNABEL, MANAGING MEMBER

MY COMMISSION EXPIRES: 4/27/05

WITNESS MY HAND AND OFFICIAL SEAL.

Karen Kittel  
NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER:  
COAL RIDGE MANAGEMENT, INC.

BY: TOM O'WALLEY, VICE PRESIDENT

NOTARIAL CERTIFICATE:

STATE OF COLORADO )  
Boulder ) SS  
COUNTY OF WELD )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>TH</sup> DAY OF NOVEMBER, 2004.

BY TOM O'WALLEY, VICE PRESIDENT

MY COMMISSION EXPIRES: 4/27/05

WITNESS MY HAND AND OFFICIAL SEAL.

Karen Kittel  
NOTARY PUBLIC

MY COMMISSION EXPIRES

FINAL PLAT

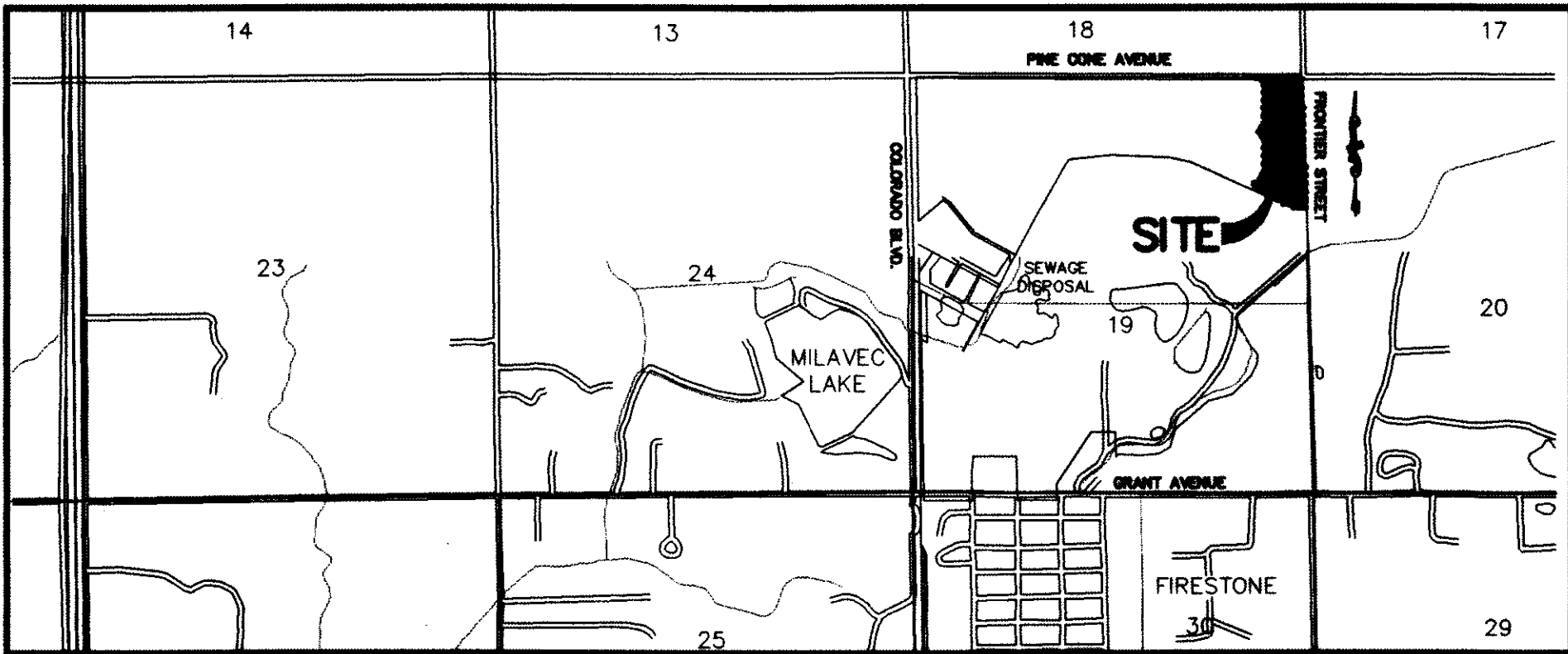
SADDLEBACK FIRST FILING

LOCATED IN THE N 1/2 OF SECTION 19, T2N, R67W OF THE 6TH P.M.  
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

DATE OF PREPARATION:

OCTOBER 12, 2004



VICINITY MAP  
SCALE 1" = 2000'

PLAT NOTES:

- 1) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 2) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EASTLAKE SURVEYING CO. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.
- 3) TITLE COMMITMENT ORDER NO. FC209198-15 DATED JULY 30, 2003 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT.

4) WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE LONG ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO RURAL AREAS. WELL RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; DUST FROM ANIMAL PENS, FIELD WORK, HARVEST, AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE, AND MANURE; SMOKE FROM DITCH BURNING; FLIES AND MOSQUITOES; USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. DITCHES AND RESERVOIRS CANNOT SIMPLY BE MOVED OUT OF THE WAY OF RESIDENTIAL DEVELOPMENT WITHOUT THREATENING THE EFFICIENT DELIVERY OF IRRIGATION TO FIELDS WHICH IS ESSENTIAL TO FARM PRODUCTION.

CHILDREN ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND OIL FIELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH SPEED TRAFFIC, SAND BURS, PUNCTURE VINES, TERRITORIAL FARM DOGS, AND LIVESTOCK PRESENT REAL THREATS TO CHILDREN. CONTROLLING ACTIVITIES OF CHILDREN IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD.

LENDER'S CONSENT:

THE UNDERSIGNED, FIRST NATIONAL BANK OF COLORADO, A COLORADO BANKING CORPORATION, AS THE BENEFICIARY OF A DEED OF TRUST THAT CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, HEREBY CONSENTS TO THE DEDICATION OF THE STREETS, AVENUES, EASEMENTS AND OUTLOTS AS SHOWN ON THIS FINAL PLAT OF "SADDLEBACK, FIRST FILING," AND HEREBY FOREVER RELEASED SAID LANDS FROM SAID LIEN.

FIRST NATIONAL BANK OF COLORADO

BY: [Signature] Vice President  
OFFICER TITLE

NOTARIAL CERTIFICATE:

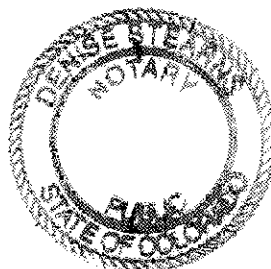
STATE OF COLORADO )  
Boulder ) SS  
COUNTY OF WELD )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>TH</sup> DAY OF JANUARY, 2005.

BY Joseph Ballestrasse as Vice President of First National Bank of Colorado Devin Stearns 12/24/04

MY COMMISSION EXPIRES: 12/24/06 NOTARY PUBLIC MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL.



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NE1/4 OF SECTION 19, T2N, R67W OF THE 6TH P.M. AS BEARING N89°58'18"W BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.

BENCHMARK

TOP OF FOUND 2 INCH ALUMINUM CAP STAMPED LS 23500 IN RANGE BOX BEING THE NORTH QUARTER CORNER OF SECTION 19, ELEVATION: 4938.71, PROVIDED BY CLIENT.

ACREAGE

20.36 ACRES MORE OR LESS.

FLOODPLAIN STATEMENT:

NO PORTION OF THIS PLAT LIES IN A FLOODPLAIN ACCORDING TO FEMA FLOODWAY MAP PANEL 080241 0001 B DECEMBER 18, 1979.

OWNER POLICY STATEMENT:

TITLE COMMITMENT FOR THIS PLAT IS COVERED IN OWNER POLICY NO. FC209198-15, DATED JULY 30, 2003 AT 5:00 P.M.

OUTLOT DESCRIPTIONS

OUTLOTS A2, AND B - WALKWAY AND LANDSCAPED AREA ALONG FRONTIER ST. RESERVED FOR PRIVATE OPEN SPACE, BLANKET ACCESS, UTILITY AND DRAINAGE EASEMENT. TO BE OWNED AND MAINTAINED BY THE HOA.

OUTLOTS A1, AND A4 - ENTRY SIGNAGE, RESERVED FOR LANDSCAPE, BLANKET ACCESS, UTILITY AND DRAINAGE EASEMENT. TO BE OWNED AND MAINTAINED BY THE HOA.

OUTLOT C - REGIONAL TRAIL ALONG GOLF COURSE, RESERVED FOR PUBLIC OPEN SPACE, ACCESS, UTILITY AND DRAINAGE EASEMENT

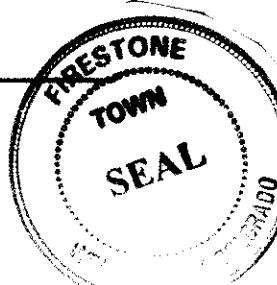
OUTLOT P - ROAD R.O.W. ALONG FRONTIER STREET AND PINE CONE AVE.

TOWN CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT OF SADDLEBACK, FIRST FILING WAS APPROVED ON THIS 2<sup>ND</sup> DAY OF January, 2004, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

[Signature]  
MAYOR

Judy Hegwood  
ATTEST: TOWN CLERK



SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING, AND DONE IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

JAMES M. PECK, COLORADO REGISTERED  
PROFESSIONAL LAND SURVEYOR NO. 29425

10/12/04  
DATE

TECHNICAL CONSULTANTS

PLANNING

DESIGN CONCEPTS  
211 NORTH PUBLIC RD., SUITE 200  
LAFAYETTE, CO 80026  
(303) 864-5301

ENGINEERING

PARK ENGINEERING CONSULTANTS  
420 21ST AVE., SUITE 101  
LONGMONT, CO 80501  
(303) 651-8628

OWNER/DEVELOPER

SADDLEBACK MARKETING LLC.  
348 MORNING STAR CIRCLE  
LAFAYETTE, CO 80026  
(303) 772-2222

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	SADDLEBACK, FIRST FILING
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FIRST
PHASE NUMBER:	N/A
SHEET TITLE:	SADDLEBACK, FIRST FILING
PREPARATION DATE:	SEPTEMBER 12, 2002
REVISION:	JANUARY 14, 2003
REVISION:	MARCH 3, 2004
REVISION:	OCTOBER 12, 2004
REVISION:	
REVISION:	
SHEET 1	OF 2

SADDLEBACK FIRST FILING

A PART OF THE N1/2 OF SECTION 19, T2N, R67W OF THE 6TH P.M.,  
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO



eastlake  
surveying  
company

12500 FIRST STREET EASTLAKE, COLORADO 80614 303-252-8881

SCALE: 1" = 60'

JOB NO.: 324-2

DATE: AUG. 9, 2004



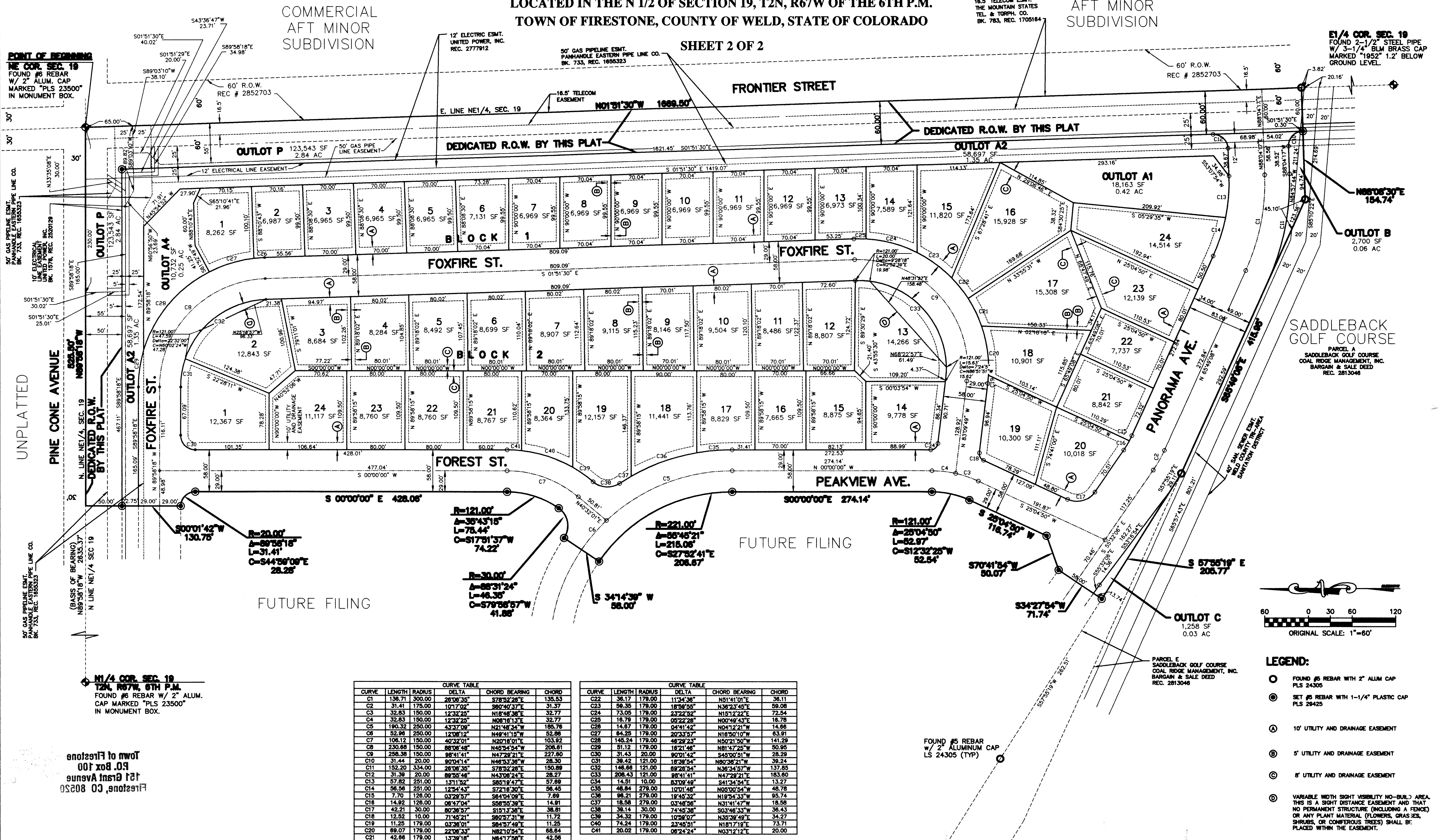
# FINAL PLAT SADDLEBACK FIRST FILING

LOCATED IN THE N 1/2 OF SECTION 19, T2N, R67W OF THE 6TH P.M.  
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

COMMERCIAL  
AFT MINOR  
SUBDIVISION

E1/4 COR. SEC. 19  
FOUND 2-1/2" STEEL PIPE  
W/ 3-1/4" BLM BRASS CAP  
MARKED "1952" 1.2' BELOW  
GROUND LEVEL.



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	136.71	300.00	26°06'35"	136.53
C2	31.41	175.00	10°17'02"	31.37
C3	32.83	150.00	12°32'25"	32.77
C4	32.83	150.00	12°32'25"	32.77
C5	190.32	250.00	43°37'08"	189.78
C6	52.86	250.00	12°08'12"	52.66
C7	106.12	150.00	40°32'01"	103.92
C8	230.68	150.00	86°08'48"	208.61
C9	256.36	150.00	98°41'41"	227.60
C10	31.44	20.00	80°04'14"	28.30
C11	152.20	354.00	28°08'35"	150.89
C12	31.36	20.00	89°58'48"	28.27
C13	57.82	251.00	13°11'52"	57.69
C14	56.56	251.00	12°54'43"	56.45
C15	7.70	128.00	03°29'57"	7.69
C16	14.82	128.00	06°47'04"	14.91
C17	42.21	30.00	80°38'57"	38.61
C18	12.52	10.00	71°45'21"	11.72
C19	11.25	179.00	03°38'01"	11.25
C20	69.07	179.00	22°08'33"	68.64
C21	42.66	179.00	13°38'18"	42.56

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C22	36.17	179.00	11°34'38"	36.11
C23	59.35	179.00	18°58'55"	59.08
C24	73.05	179.00	23°22'52"	72.54
C25	16.79	179.00	08°22'28"	16.78
C26	14.87	179.00	04°41'42"	14.86
C27	64.25	179.00	20°33'57"	63.91
C28	145.24	179.00	48°28'23"	141.29
C29	51.12	179.00	18°21'46"	50.95
C30	31.43	20.00	90°01'42"	28.29
C31	36.42	121.00	18°38'54"	36.24
C32	146.66	121.00	68°26'54"	137.85
C33	208.43	121.00	88°41'41"	183.80
C34	14.51	10.00	83°09'49"	13.27
C35	48.84	279.00	10°01'48"	48.78
C36	96.21	279.00	19°45'32"	95.74
C37	18.58	279.00	03°46'56"	18.58
C38	36.14	30.00	74°45'38"	36.43
C39	34.32	179.00	10°59'07"	34.27
C40	74.24	179.00	23°46'51"	73.71
C41	20.02	179.00	08°24'24"	20.00

SADDLEBACK FIRST FILING  
A PART OF THE N1/2 OF SECTION 19, T2N, R67W OF THE 6TH P.M.,  
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

eastlake  
surveying  
company  
12500 FIRST STREET EASTLAKE, COLORADO 80014 303-282-8881

SCALE: 1" = 60'  
JOB NO.: 324-2  
DATE: AUG. 09, 2004